



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: February 10, 2021

REPORT NO. 102

ATTENTION: Park and Recreation Board  
Agenda of February 18, 2021

SUBJECT: WHITMAN ELEMENTARY SCHOOL JOINT USE FACILITY  
GENERAL DEVELOPMENT PLAN

### SUMMARY

Issue: Recommend approval of the General Development Plan (GDP) for the Whitman Elementary School Joint Use Facility in the Clairemont Community to the Parks and Recreation Director.

Planning Department's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Whitman Elementary School Joint Use Facility in the Clairemont Community.

Other Recommendations: The Recreation Advisory Group has reviewed and considered the proposed project as detailed below:

On October 16, 2019, the North Clairemont Recreation Advisory Group voted (3-0-0) to recommend approval of the General Development Plan for Whitman Elementary School Joint Use Facility.

### Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the turf field and walking track improvements, is funded by the San Diego Unified School District (SDUSD) through the use of voter-approved Propositions S and Z and Measure YY bond funding.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$87,357 per year. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), 15314 (Minor Additions to Schools), and 15323 (Normal Operations of Facilities for Public Gatherings).

## BACKGROUND

This project provides for the design and construction of a new joint use facility at Whitman Elementary School which is located at 4050 Appleton Street within the Clairemont Community, within Council District 6. The approval of this park will provide an additional approximately 4.79 acres of population-based park land in a park deficient community per current City park standards.

## DISCUSSION

The Whitman Elementary School Joint Use Facility is part of the 'Play All Day Parks Program', a partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 45 new or expanded joint use facilities in the next 5-10 years. SDUSD is the lead agency directing the design and construction of the joint use facility at Whitman Elementary School.

The General Development Plan (Attachment 1) will provide the following:

- Multi-purpose natural turf field (approximately 2.68 acres)
- Walking track
- New asphalt parking lot
- Shade trees
- Drinking fountain
- Fencing

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were park amenities, vehicular and pedestrian circulation and safety and surveillance. A detailed response is included in the paragraphs below.

### Park amenities

The community requested that park amenities such as trees and picnic tables be provided in the joint use area. In response, trees and a shaded outdoor classroom area with picnic tables were added to the GDP.

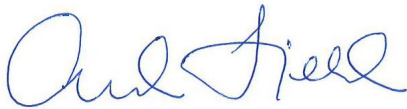
Vehicular and pedestrian circulation

During the public input process, the site plan design was adjusted so student pedestrian safety was prioritized, and pedestrian/vehicular crossings were minimized.

Safety and Surveillance

The Design team worked with the community to ensure that the proposed joint use facility would be easily surveilled from the street for safety and security purposes and confirmed that the new joint use parking lot as well as the joint use field would be locked and secured at dusk.

Respectfully submitted,



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Andy Field  
Director, Parks and Recreation



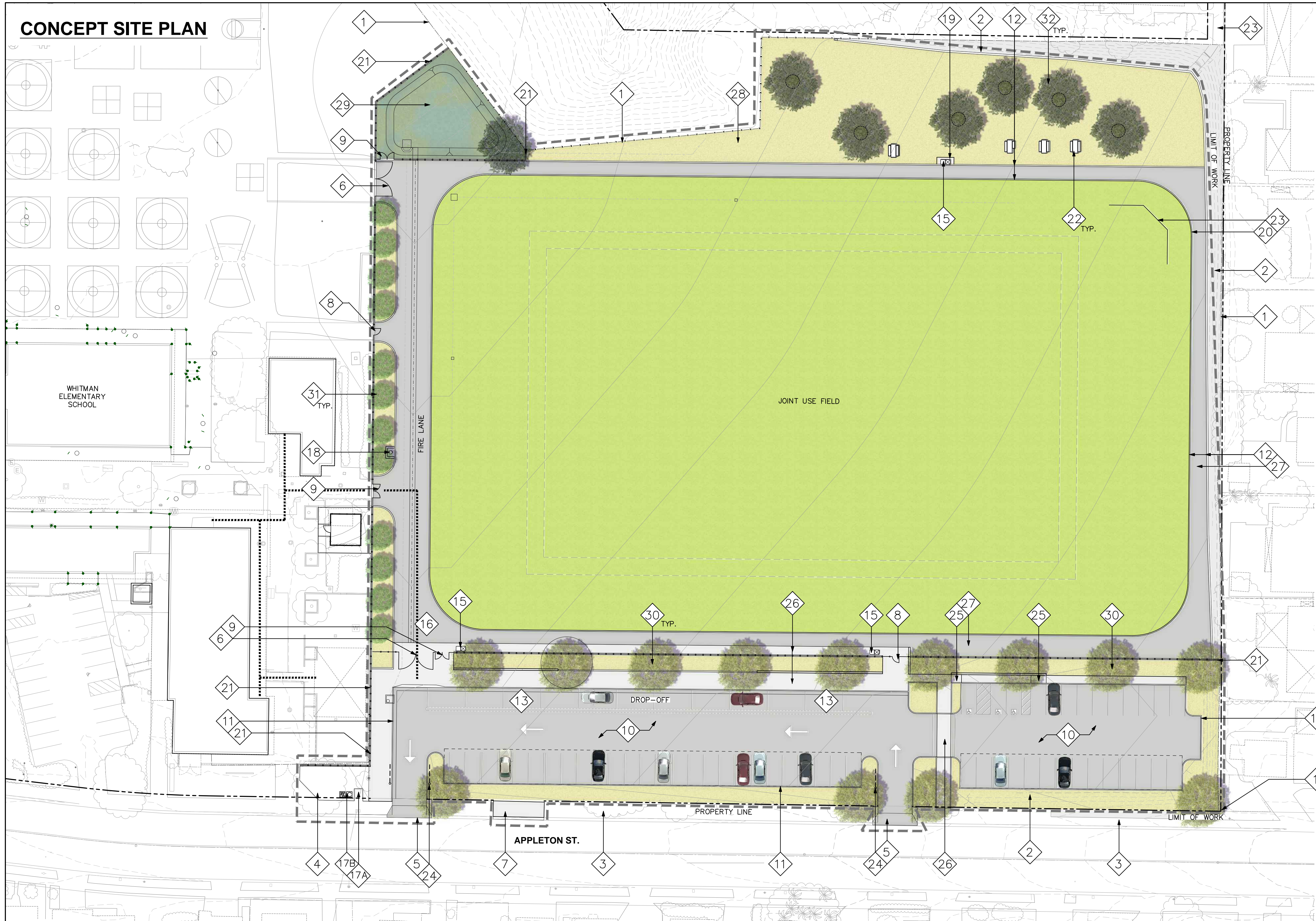
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Prepared by Shannon Scoggins  
Park Designer, Parks and Recreation

Attachments:

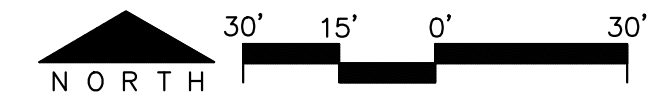
1. Whitman Elementary School Joint Use Facility General Development Plan
2. Whitman Elementary School Joint Use Facility Notice of Exemption

**CONCEPT SITE PLAN**



**SITE IMPROVEMENT LEGEND**

1. EXISTING CHAINLINK PERIMETER FENCING TO REMAIN
  2. EXISTING GUNITE SLOPE TO BE REPAIRED AS NEEDED
  3. EXISTING SIDEWALK TO REMAIN
  4. EXISTING TREES TO REMAIN, PROTECT IN PLACE
  5. 20'-0"W CURB CUT + APRON AT RIGHT-OF-WAY
  6. 20'-0"W DBL LEAF DECORATIVE VEHICULAR GATE
  7. EXISTING CONCRETE APRON TO BE REMOVED, REPLACE WITH NEW CURB + SIDEWALK
  8. 4'-0"W SINGLE LEAF DECORATIVE PEDESTRIAN GATE
  9. 8'-0"W DBL LEAF DECORATIVE PEDESTRIAN GATE
  10. PARKING STRIPING
  11. CONCRETE CURB
  12. 8" CONCRETE HEADER AT ASPHALT TRACK INNER AND OUTER PERIMETERS
  13. DROP OFF AREA STRIPING
  14. RELOCATE GAS VALVE
  15. TRASH & RECYCLE RECEPTACLES
  16. 20'-0" CONCRETE FIRE LANE
  - 17A. EXISTING SDUSD IRRIGATION SERVICE, METER AND BACKFLOW PREVENTER TO REMAIN
  - 17B. NEW JOINT USE FIELD IRRIGATION SERVICE, METER AND BACKFLOW PREVENTER
  18. DRINKING FOUNTAIN
  19. CONCRETE PAD
  20. TRACK MILE MARKER SIGN
  21. 10'-0"H DECORATIVE FENCE
  22. PICNIC TABLES
  23. BACKSTOP
  24. BOLLARD CHAIN GATE
  25. CONCRETE RAMP
  26. NEW CONCRETE PAVING
  27. NEW ASPHALT PAVING
  28. NEW DECOMPOSED GRANITE PAVING/MULCH
  29. NEW BIOFILTRATION AND RETENTION BASIN WITH PLANTING
  30. NEW PARKING LOT SHADE TREES
  31. NEW ACCENT TREES
  32. NEW CANYON EDGE SHADE TREES
- 8 KEYNOTES
- PROPERTY LINE
- LIMIT OF WORK
- ACCESSIBLE PATH OF TRAVEL  
 \*PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NOT STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL AND IS AT LEAST 48" WIDE. SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SECTION 11B-403.3). P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL SURFACE BETWEEN 27" AND 80" ABOVE FINISH FLOOR OR GROUND (SECTION 11B-307.2). PROVIDE FLUSH TRANSITIONS AT ANY ADJOINING JOINTS BETWEEN NEW AND EXISTING (E) WALK SURFACES IN P.O.T. ARCHITECT TO VERIFY THAT THERE ARE NO BARRIERS IN THE P.O.T. AND ALL P.O.T. COMPLY WITH SECTION 11B-206."



COUNCIL DISTRICT:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	12.29 AC.	TOT LOT	- SF	PAVED WALKWAYS	7,188 SF
IMPROVED AREA	4.79 AC.	MULTI-PURPOSE CT.	- SF	PARK ROADS	- SF
TURF	2.68 AC.	TENNIS CTS.	- SF	PARKING LOT	43,258 SF
SHRUB BED	- AC.	RESTROOM	- SF	PARKING STALLS-STD.	50
NATURAL	- AC.	REC. BLDG.	- SF	PARKING STALLS-DISABLED	3
D.G. PAVING	0.73 AC.	POOL BLDG.	- SF	COURT GAME AREA	- SF
DIRT INFIELDS	- AC.	POOL DECK	- SF	LAWN EDGING	1,360 LF
		POOL WATER	- SF	BLEACHERS	- EA.
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

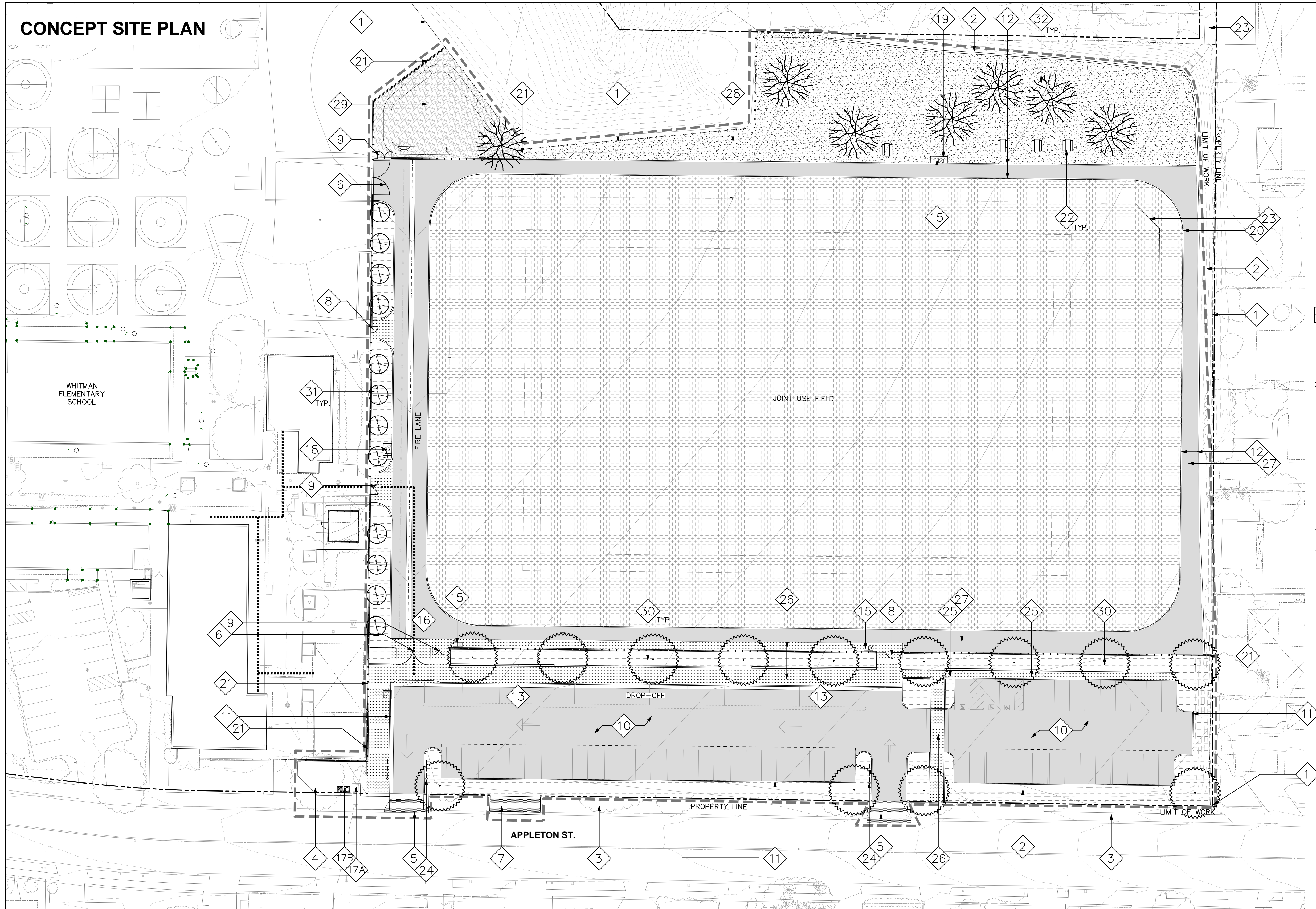
# WHITMAN ELEMENTARY

NEIGHBORHOOD JOINT USE PARK

PSD  
(PSD #)

LAMBERT COORDINATES: 250-1701      THOMAS BROTHERS PAGE:

**CONCEPT SITE PLAN**



**SITE IMPROVEMENT LEGEND**

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TURF	2.68 AC.	TENNIS CTS.	- SF	PARKING LOT	43,258 SF	TENNIS COURT LTS.	- STDS.
SHRUB BED	- AC.	RESTROOM	- SF	PARKING STALLS-STD.	50	MULTI-PURPOSE CT. LTS.	- STDS.
NATURAL	- AC.	REC. BLDG.	- SF	PARKING STALLS-DISABLED	3	BACKSTOPS	1 EA.
D.G. PAVING	0.73 AC.	POOL BLDG.	- SF	COURT GAME AREA	- SF	BENCHES	- EA.
DIRT INFIELDS	- AC.	POOL DECK	- SF	LAWN EDGING	1,360 LF	PICNIC TABLES	4 EA.
		POOL WATER	- SF	BLEACHERS	- EA.	TRASH RECEPTACLES	3 EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

**WHITMAN ELEMENTARY**

NEIGHBORHOOD JOINT USE PARK

LAMBERT COORDINATES: 250-1701

THOMAS BROTHERS PAGE:

PSD  
(PSD #)

**SITE ELEMENTS**

**SITE FURNISHING**



ACCESSIBLE PICNIC TABLE - OUTDOOR CREATIONS INC.



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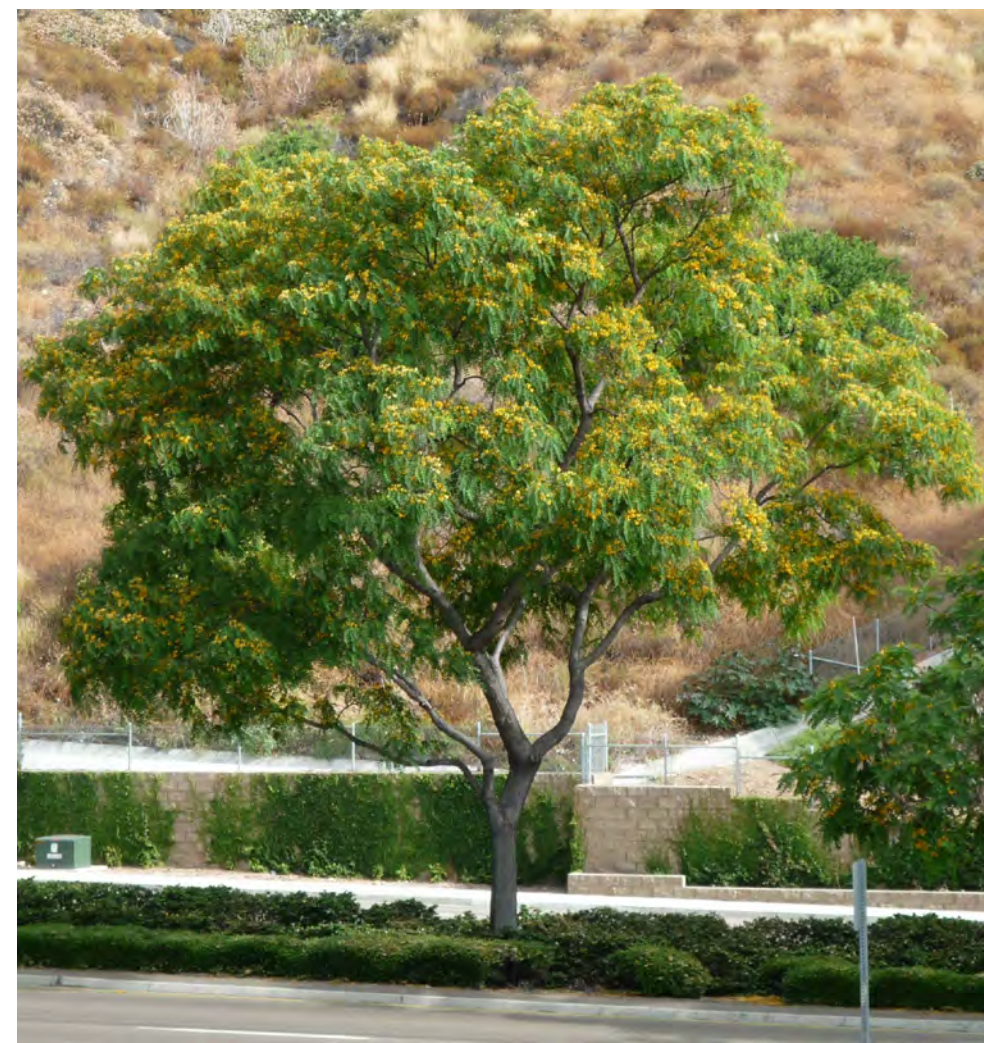


TRASH & RECYCLE RECEPTACLES - OUTDOOR CREATIONS INC.



DRINKING FOUNTAIN - ELKAY

**PLANTING - TREES**



PARKING LOT SHADE TREE  
TIPUANA TIPU  
TIPU TREE



ACCENT TREE  
LAGERSTROEMIA 'NATCHEZ'  
NATCHEZ CRAPE MYRTLE



CANYON EDGE SHADE TREE  
PINUS TORREYANA  
TORREY PINE

**PLANTING - BIORETENTION PLANTING**



ENCELIA CALIFORNICA  
COAST SUNFLOWER



LEYMUS CONDENSATUS 'CANYON PRINCE'  
CANYON PRINCE GIANT WILD RYE



MUHLENBERGIA RIGENS  
DEER GRASS

COUNCIL DISTRICT:

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				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# WHITMAN ELEMENTARY

NEIGHBORHOOD JOINT USE PARK

SECURITY LTS.	-	STDS.
BALLFIELD LTS.	-	STDS.
TENNIS COURT LTS.	-	STDS.
MULTI-PURPOSE CT. LTS.	-	STDS.
BACKSTOPS	1	EA.
BENCHES	-	EA.
PICNIC TABLES	4	EA.
TRASH RECEPTACLES	3	EA.

LAMBERT COORDINATES: 250-1701      THOMAS BROTHERS PAGE:

PSD  
(PSD #)

**NOTICE OF EXEMPTION**

TO:  X  Recorder County Clerk  
P.O. Box 1750, MS-A-33  
1600 Pacific Hwy., Room 260  
San Diego, CA 92101-2422

FROM: City of San Diego  
Planning Department  
9485 Aero Drive, M.S. 413  
San Diego, CA 92123

\_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

PROJECT TITLE: Whitman Elementary School Joint Use Field Project

PROJECT LOCATION-SPECIFIC: Whitman Elementary School, 4050 Appleton Street, San Diego, CA 92117. The proposed project is in the Clairemont Mesa Community Planning Area in Council District 6.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The proposed project includes the construction and operation of a joint use field (JUF) at Whitman Elementary School in the City of San Diego. The proposed JUF area would include the following amenities: 1) an approximately 2.59-acre turf playfield; 2) an eight-foot wide asphalt track surface along the perimeter of turf playfield; 3) replacement of the existing gunite slope on the western edge of the JUF area; 4) an approximately 54-space asphalt parking lot with a 20-foot curb cut and apron and a 20-foot leaf vehicular gate; 5) a 20-foot asphalt fire lane at the main entrance with two (2) new 20-foot leaf vehicular gates; 6) a 10-foot decorative security fencing along the perimeter of the joint use area; 7) potential new underground water retention areas; 8) a water service meter and backflow device; and 9) other amenities including, but not limited to, a drinking fountain, picnic tables, and trash and recycling receptacles.

The San Diego Unified School District and the City of San Diego would operate the proposed JUF through a joint use agreement which would specify details such as the hours of operation, types of activities allowed, and security and maintenance details. Construction staging would occur within the boundaries of the site and would be separated from the rest of the campus by construction fencing. A traffic control plan would be prepared for the site prior to the start of construction.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego Parks & Recreation Department, 2150 Pan American Rd., West, MS 35, San Diego, CA 92101. Contact: Shannon Scoggins, Park Designer, (619) 236-6894, [Sscoggins@sandiego.gov](mailto:Sscoggins@sandiego.gov).

EXEMPT STATUS:

- ( ) MINISTERIAL
- ( ) DECLARED EMERGENCY
- ( ) EMERGENCY PROJECT
- (X) CATEGORICAL EXEMPTION: CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), 15314 (Minor Additions to Schools), and 15323 (Normal Operations of Facilities for Public Gatherings)
- ( ) STATUTORY EXEMPTION
- ( ) COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of

existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; Section 15303 (New Construction or Conversion of Small Structures) which consists of the construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; Section 15304 (Minor Alterations to Land) which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; Section 15311 (Accessory Structures) which consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; Section 15314 (Minor Additions to Schools) which consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or 10 classrooms, whichever is less; and Section 15323 (Normal Operations of Facilities for Public Gatherings) which consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

CONTACT PERSON: Elena Pascual, Associate Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413, San Diego, CA 92123

TELEPHONE: (619) 533-5928

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
(X) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



1/21/2021

Rebecca Malone, Senior Planner, Planning Department

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY  
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: